
**THE VILLAGE OF HOMER GLEN
WILL COUNTY, ILLINOIS**

**ORDINANCE
NUMBER 08-049**

**AN AMENDMENT TO SECTIONS 19.2.1c AND 19.2.8 OF
ORDINANCE 07-049,
ENTITLED
*AN ORDINANCE ADOPTING BUILDING CODES AND
TECHNICAL AMENDMENTS FOR THE VILLAGE OF HOMER
GLEN***

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Trustees

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Ordinance No. 08-049

**AN AMENDMENT TO SECTION 19 OF ORDINANCE 07-049,
ENTITLED
AN ORDINANCE ADOPTING BUILDING CODES AND TECHNICAL AMENDMENTS
FOR THE VILLAGE OF HOMER GLEN**

WHEREAS, it is in the best interest of the Village of Homer Glen to adopt such amendments as may be appropriate to provide for certain minimum requirements to safeguard the health, safety and welfare of the citizens of the Village and protect property by regulating and controlling the issuance and extension of building permits for the construction of buildings and structures within the Village; and

WHEREAS, it is in the best interest of the Village of Homer Glen to adopt the provisions set forth herein as and for the "Building Ordinance" of the Village of Homer Glen; and

WHEREAS, the provisions hereof have been published and kept available for public inspection and examination all in accordance with the provisions of the Illinois Municipal Code.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Homer Glen, Will County, Illinois as follows:.

Section 1: Amendment- The Village of Homer Glen Ordinance 07-049, Section 19 'Schedule of Building Permit Fees' is hereby amended to read as follows:

19.1 Plan Exam Fees- Single family* and all others** (all areas within outside walls based on exterior dimensions)

Residential and Commercial

401	to	1000 s.f.	.....	\$150.00
1001	to	2000 s.f.	.....	\$200.00
2001	to	3000 s.f.	.....	\$250.00
3001	to	4000 s.f.	.....	\$300.00
All mobile units			.....	\$100.00

For each additional 1000 square feet or fraction thereof \$16.00. When determined by the code official, the plans will be sent to a professional plan reviewer with applicant to pay all costs:

* when the term "single family" is used in this fee schedule, it shall refer to the construction, repair or enlargement of single family residences, individual duplexes, individual townhouses and their related structures.

** when the term "all others" is used, it shall refer to the construction, alteration, repair or enlargement of multi-family, commercial and industrial buildings and their related structures.

All plan exam fees shall be non-refundable.

Minimum plan exam fee:\$ 50.00.

Preliminary conference fee \$50.00. This fee shall be charged for the preliminary plan review.

Drainage (grading) review fee: see development fees in the Homer Glen Ordinances.

Sprinkler review fees

<u>Pipe schedule</u>	<u>Hydraulic calculation</u>
\$1.75/sprinkler up to 200	\$3.50/sprinkler up to 200
\$1.50/sprinkler more than 200.....	\$3.00/sprinkler more than 200

Alternate Fire Protection Systems:

Carbon dioxide - \$100.00 up to 105lbs. Halon: \$100.00 up to 35 lbs.(\$2.00.lb.over)
Dry chemical - \$250.00 plus alarm fees Standpipe - \$125.00/standpipe

Fire detection and alarm systems - \$125.00 for the first 12,500 sq. Ft. (prorate over 12,500 sq. Ft.)

Smoke detection review fee:..... \$150.00.

Exceptions: Single family residences shall be exempt from smoke detection fees.

19.2 Building Permit Fees

The valuation of buildings for the computation of the building permit fee shall be based on the following schedule or as approved by the authority having jurisdiction. If an applicant's valuation is higher than the schedule, then the higher figure shall prevail. The fee shall be \$8.00 per \$1000 cost of construction or fraction thereof, with a minimum fee of \$50.00.

19.2.1 Residential

(a). *Single family, Multi-Family and Existing Structures*

All areas within outside walls based on exterior dimensions (except garage, crawl space unusable attic space and basement)..... \$ 80.00 sq. Ft.

Crawl space, basement and garage....	\$ 50.00 sq. Ft.
Decks.....	\$ 10.00 sq. Ft.
Accessory buildings.....	\$25.00 sq. Ft.
Mobile homes.....	\$ 50.00 sq. Ft.

(b) Multifamily and existing structures

All areas within outside walls based on exterior dimensions except basement, garages and

Crawl spaces.....	\$50.00 sq. Ft.
Basements, garages, crawl spaces.....	\$20.00 sq. Ft.
Accessory buildings.....	\$25.00 sq. Ft.
Recreational buildings.....	\$50.00 sq. Ft.

(c) Model Home Permits

The application process for a building permit for a model home, shall follow the same process and fee structure for residential structures as outlined in Section 19 and 7 described herein. At such time as the construction is completed for a model home, an application for a Model Home Occupancy Permit shall be submitted. The fee for a Model Home Occupancy Permit shall be \$2,400, as amended from time to time, and shall expire five (5) years from its issuance. If a Certificate of Occupancy has not been issued prior to the expiration of the Model Home Occupancy Permit, the applicant shall reapply for another Model Home Occupancy Permit under the same terms, conditions and fees as stated herein. A Model Home Occupancy Permit shall not be reissued more than once. The application for a Model Home Occupancy Permit shall include an affidavit from the applicant verifying that the structure for which the permit is applied for is not for sale and the intended use of the structure is for display or use as a model for purposes of home sales on property other than the property for which the Model Home Occupancy Permit is applied for. A Model Home Occupancy Permit shall only be issued for structures located in a subdivision of ten or more vacant lots; all performance requirements such as lighting, music, signage and temporary parking shall meet Village of Homer Glen ordinances; and no dumpsters, portable toilets or building material shall be stored on site. The Village of Homer Glen may determine that the use of the structure no longer meets the intent of a model home if the structure is determined to not be used as a display for home sales on property other than the property for which the Model Home Occupancy Permit is applied for; is for sale; is for lease for use other than the display for home sales; is occupied as a principal place of business or for sleeping purposes; or for other

reasons that the Village determines is inconsistent with the intent of a model home.

19.2.2 Industrial and Commercial and Existing Structures- (all areas within outside walls based on exterior dimensions)

Assembly.....	\$ 70.00 sq. Ft.
Churches.....	\$ 64.00 sq. Ft.
Business.....	\$ 60.00 sq. Ft.
Educational	\$ 60.00 sq. Ft.
Factory and industrial.....	\$ 50.00 sq. Ft.
Institutional.....	\$ 60.00 sq. Ft.
Mercantile.....	\$ 60.00 sq. Ft.
Residential (hotels, other than R-3).....	\$ 65.00 sq. Ft.
Storage.....	\$ 60.00 sq. Ft.
High hazard.....	\$ 80.00 sq. Ft.
Utility and miscellaneous.....	\$ 60.00 sq. Ft.

19.2.3 Miscellaneous buildings shall be classified according to the use they most closely resemble.

19.2.4 Converting from one type of occupancy to another type of occupancy and/or includes field inspections requested in writing by an owner prior to permit submittal \$200.00

This fee covers inspection by the village of Homer Glen Building Department to determine what additional code requirements must be met. Upon application for an actual permit, all normal permit fees shall apply.

19.2.5 Swimming pools, hot tubs and spas:
 Above ground..... \$100.00 (total fee)
 In-ground..... \$300.00 (total fee)
 Public pool..... \$500.00 (minimum fee)

19.2.6 Demolition of structures
 Under 650 sq. Ft. (gross).....\$100.00
 650 sq. Ft. And up.....\$200.00

19.2.7 Moving, raising, shoring or underpinning.....\$ 50.00

19.2.8 Extension, or Cancellation of Permits:

All permits shall expire one year after issuance of the permit. To protect the health, safety and welfare of the residents of Homer Glen and minimize negative impacts related to construction related activities, the Village shall require a guarantee for completion of the project in accordance with section 19.2.8 (a) and shall further impose a fee for the extension of a building permit in accordance with the applicable section set forth below. Building permits cannot be extended for terms greater than one (1) year. No more than two (2) extensions of the term of the original building permit shall be granted. No extension shall be granted unless the applicant demonstrates that they have provided for an expenditure of labor, time and resources reasonably sufficient to establish a good faith intention to actively and diligently pursue completion of the work contemplated by the permit as opposed to the intention to merely prevent the lapse of the permit. Applicants may appeal to the Village President and the Village President may authorize additional extension of time beyond the limitations as set forth in 19.2.8 in cases where the applicant can prove hardship beyond the control of the applicant. If the Village President elects to extend the term of the permit beyond the limitations of this ordinance, a fee may be imposed as deemed appropriate.

Application fees for the extension of a building permit shall be as follows:

- a) If an occupancy permit has not been issued within a year of the original issuance of a building permit and the owner/contractor has not applied for an extension of the permit prior to the expiration of the permit, a 'stop work order' shall be issued for the property until such time as the owner/contractor applies for an extension of the building permit. The application for an extension of the permit shall include a schedule that specifies the time table for completion of the project. The permit fee to extend the term of the permit shall be calculated by dividing the original building permit fee by twelve (12) and multiplying the quotient by the number of months (not to exceed six months) required for completion, as specified in the owner/contractor timetable, the total of which shall then be multiplied by two (2). Any construction that shall exceed six months shall result in the payment of the total original permit multiplied by two (2), without any proration.
- b) If an occupancy permit has not been issued within a year of the original issuance of a building permit and the owner/contractor has applied for an extension of the permit prior to the expiration of the permit, the applicant shall provide a schedule that specifies the time table for completion of the project. The permit fee to extend the term of the permit shall be calculated by dividing the original building permit fee by twelve (12) and multiplying the quotient by the number of months (not to exceed six months) required for completion, as specified in the owner/contractor timetable. Any construction that shall exceed six months shall result in the payment of the total original permit without any proration.
- c) If an occupancy permit has not been issued within the time period allowed by the first extension of the original permit, and the owner/contractor has not

applied for another extension of the permit, a 'stop work order' shall be issued for the property until such time as the owner/contractor applies for an additional extension of the building permit. The owner/contractor shall provide to the building department a schedule that specifies the time table for completion of the project and an application for a second extension of the building permit. The permit fee for a second extension of time for a building permit shall be calculated by dividing the original building permit fee by twelve (12) and multiplying the quotient by the number of months (not to exceed six months) required for completion, as specified in the owner/contractor timetable, the total of which shall then be multiplied by three (3). Any construction that shall exceed six months shall result in the payment of the total original permit multiplied by three (3), without any proration.

- d) If an occupancy permit has not been issued within the time period allowed by the first extension of the original permit and the owner/contractor has applied for a second extension of the permit, the owner/contractor shall provide a schedule that specifies the time table for completion of the project. The permit fee for the second extension of time for a building permit shall be calculated by dividing the original building permit fee by twelve (12) and multiplying the quotient by the number of months (not to exceed six months) required for completion, as specified in the owner/contractor timetable, the total of which shall be multiplied by two (2). Any construction that shall exceed six months shall result in the payment of the total original permit without any proration multiplied by two (2).
- e) No building permit shall be extended for a period greater than 6 months, either prior or after the expiration date of the original permit, unless a Letter of Credit is provided in the amount of 125% of the estimated cost of the remaining construction as identified on the original building permit application. Such Letter of Credit shall provide the Village with the right, but not the obligation, to complete the construction of the structure for which the permit has been applied, in accordance with the submitted plans if an Occupancy Permit has not been issued prior to or on the date of expiration for the building permit. The Letter of Credit shall be provided in a form approved by the Village, with renewal terms.

Transfer of permit.....\$50.00

19.2.9 Plan revisions

Interior.....10% of original fee
 Additional sq. Ft.....(based on normal schedule of fees)

19.2.10 Occupancy permit fees

Multi-family (per unit).....\$10.00 (\$25.00 min)
 Multi-unit commercial or industrial

(per unit).....	\$10.00 (\$25.00 min)
Single unit commercial or industrial	
0 – 10,000 sq.ft.....	\$25.00
Over 10,000 sq.ft.....	\$50.00

19.2.11 Plumbing fees:

Per plumbing fixture.....	\$15.00
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The term “fixture” includes but is not limited to: toilets, sinks, water heaters, urinals, disposal, drinking fountains, wash basins, dishwashers, sewage ejectors, bath tubs, interceptors, water softeners, showers, floor drains, bidets, service sinks, vegetable sinks, boilers, hot tubs/spas, grease interceptors, backflow devices, or any device requiring plumbing connection.

19.2.12 Electrical Fees:

1. Minimum fee.....	\$50.00
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2. Electrical service (upgrades) installations:
(Single Family only)

100 to 300 amp.....	\$100.00
301 to 400 amp.....	\$200.00
401 to 600amp.....	\$300.00

Electrical service for multi-family dwelling, commercial and industrial

100 amp.....	\$120.00
200 amp.....	\$120.00
400 amp.....	\$240.00
600 to 800 amp.....	\$300.00
801 to 1000 amp.....	\$450.00
1000 to 2000 amp.....	\$600.00
2001 amp and over.....	\$750.00

19.2.13 Heating/Air Conditioning

New commercial or industrial.....	\$150.00
Existing commercial or industrial.....	\$75.00

19.2.14 insulation:

New Commercial or Industrial.....	\$150.00
Existing Commercial or Industrial.....	\$75.00

19.3 Miscellaneous:

19.3.1 Work Commenced Without a Permit:

Where it is found that construction, alterations, expansion, removal or demolition of buildings or structures has commenced without the prior securing of required permits, the basic permit fee shall be triple the normal fee.

19.3.2 State law requires the roofer be licensed and bonded.

19.3.3 Reinspection (inspection will be performed only in receipt of reinspection fee)

Any time the village of Homer Glen Building Department performs a requested inspection and the inspection is failed, a reinspection fee shall be charged. The fees for reinspection of each inspection shall be as follows:

	<u>Residential</u>	<u>all others</u>
1st re-inspection	\$ 75 .00	\$ 75 .00
2nd re-inspection	\$150.00	\$150.00
3rd re-inspection	\$225.00	\$225.00
4th or subsequent re-inspection	\$300.00	\$300.00

19.3.4 Miscellaneous fees for property and maintenance inspections / fire / life safety inspections
.....\$50.00/inspection

19.3.5 Permits-third parties: the building official shall have the right to have permits and plans reviewed and inspections performed for code compliance by a third party consultant and all costs shall be borne by the owner of the building or structure.

Section 2: Severability – The various portions of this Ordinance are hereby expressly declared to be severable, and the invalidity of any such portion of this Ordinance shall not affect the validity of any other portions of this Ordinance, which shall be enforced to the fullest extent possible.

Section 3: Repealer – All ordinances or portions of ordinances previously passed or adopted by the Village of Homer Glen that conflict with or are inconsistent with the provisions of this Ordinance are hereby repealed.

Section 4: Effective Date - This Ordinance shall be in full force and effect from and after its passage and approval.

Section 5: Penalty- Any person violating this ordinance shall be subject to a mandatory fine of not less than seventy-five dollars (\$750), plus court costs. Each day any such violation remains in effect shall constitute a separate offense.

Section 6: Enforcement- Proceeding to enforce violations of this ordinance may be conducted in accordance with in pursuant to the provision of the applicable village ordinance providing for administrative adjudication of municipal code or building code violations or by any other means provided by law for enforcement of code violations.

Adopted this 23rd day of September, 2008 pursuant to a roll call vote as follows:

	YES	NO	ABSENT	PRESENT
De Vivo	X			
Knaack	X			
Locacius	X			
Niemiec	X			
Sabo	X			
Ward	X			
Daley (Village President)	-			
TOTAL	6	0	0	-

APPROVED by the Village President on September 23, 2008.

James P. Daley
Village President

ATTEST:

Gale Skrobuton
Village Clerk